

CITY OF EMERYVILLE



MEMORANDUM

DATE: June 1, 2009

TO: Patrick D. O’Keeffe, City Manager

FROM: Charles S. Bryant, Director of Planning and Building 

SUBJECT: Progress Report – May 2009

I. City Council/Planning Commission/Committees

- **City Council.** There were no planning and building related items on the May 5 agenda; the following items were considered by the City Council/Redevelopment Agency at their May 19 meeting:
 - *Emery Station Greenway.* The City Council considered the appeal of Elevation 22 residents of the Planning Commission’s January 22 approval of the Emery Station Greenway project, a four-story laboratory building at the northeast corner of Powell and Hollis Streets. The Council approved the project with modified conditions regarding noise and light attenuation. The Redevelopment Agency approved an Owner Participation Agreement, under which the Agency will provide funding for noise baffling for the Emery Station Greenway building and Wareham will spend a like amount on noise baffling on the roof of the adjacent Emery Station East building.
 - *Parks and Recreation Strategic Plan.* The City Council approved a contract with MIG to prepare this plan.
 - *Urban Forestry Ordinance.* The Council discussed and gave direction to staff on proposed changes to the ordinance. Among other things, the Council directed that the ordinance be amended so that, in the future, all tree removal permits will be considered by the Planning Commission.
- **Planning Commission.** The Planning Commission considered the following item at its May 28 meeting:
 - *Emeryville Center of Community Life.* The Commission reviewed the master plan prepared by Field Paoli for a proposed joint City-School District facility to serve educational, community services, arts and recreation programs on a 7.6 acre site at the current location of the Emery Secondary School on the west side of San Pablo Avenue between 47th and 53rd Streets. The Commission generally supported the proposal outlined in the Master Plan. One Commissioner expressed concern for sharing of library and recreation space between the public and the students. Another Commissioner suggested that the applicant put together a report that described examples of where such space sharing has been done successfully. It was also noted that the proposed school was an urban one and that students should be encouraged to walk while making sure that

pedestrian safety issues along San Pablo were adequately addressed. A suggestion was made that efforts to acquire the AC Transit site continue for future expansion of the sports and recreation facility. At least two Commissioners were in favor of saving money by not building underground parking. A citizen living in Emery Bay Village expressed concerns about the project's impacts on traffic, parking and noise levels.

- ***General Plan Update Steering Committee.*** The regular May 26 Steering Committee meeting was cancelled and rescheduled for June 9. The Executive Committee met on May 28 to prepare for the June 9 meeting. This will be the Steering Committee's final review of the draft General Plan before forwarding it to the Planning Commission and City Council for adoption.
- ***Park Avenue District Advisory Committee.*** At its May 13 meeting, the Committee discussed Sherwin-Williams cleanup planning, including air quality, haul routes and timing relative to City projects. The committee also heard updates on the Park Avenue street improvements scheduled to start in June, plans for the Arts and Cultural Center, Planning Commission approval of live/work use of café space in Icon@Park for five years, and PG&E removal of above-ground tanks.
- ***Pedestrian and Bicycle Advisory Subcommittee.*** The May 4 meeting was cancelled due to a lack of projects to review, and to spend more time preparing for Bike to Work Day on May 14.
- ***Community Events Committee.*** At its May 12 meeting, the committee reviewed an application for a wedding at Marina Park and a block party on 64th Street.

II. Planning Division

- ***Development Coordinating Committee.*** The DCC met on April 15, with representatives from the Planning and Building, Economic Development and Housing, Public Works, Community Services, Fire, and Police Departments, the City Attorney's Office, and the City Manager discussing the following issues:
 - ***Green Building/Bay Friendly Landscaping Ordinance.*** The committee reviewed a draft ordinance that would require City projects and public-private partnership projects over defined thresholds to meet specific green building and sustainable landscaping standards. DCC members discussed the effect of the proposed ordinance on the cost of construction, particularly in conjunction with the requirement for prevailing wage. Public Works was asked to solicit comments from the development community.
 - ***Emeryville Center for Community Life.*** In addition to a number of clarifying questions, concerns were raised regarding sharing of common spaces between high school and elementary school students given the size of the facility and the proximity of play areas and common plazas. Public Works staff commented that the traffic study should analyze pedestrian safety for crossing San Pablo Avenue. It was noted that the proposed street parking was perpendicular which might pose a conflict with bicyclists. Concerns were also expressed regarding safety at the facility, and the availability of adequate parking.

- **Current Planning Projects.** In addition to the projects noted above, staff is processing the following current planning projects:
 - *Emery Station Greenway.* As noted above, the City Council approved this project on appeal on May 19. The project is a new four-story 139,232 gross square foot office and laboratory building with some ground level commercial retail uses on the east side of Hollis Street between Powell and 59th Streets. It involves demolition of an existing 8,589 square foot single story warehouse/office building and removal of five street trees along Hollis Street, and includes Greenway improvements in the northern portion of the block and expansion of the plaza at Powell and Hollis Streets. Staff met with the applicant to discuss the project and the appeal on May 18.
 - *Transit Center.* This proposal for the area north of the Amtrak station involves a public parking structure with 149,500 square feet of medical office/lab/retail space and 664 parking spaces in a 141-foot tall tower on the “Mound” site; and a 450-space, 4-5 level parking garage with 2,500 square feet of retail space on the Heritage Square parking lot site at 62nd and Horton Streets. A contract with LSA for preparation of an Initial Study/Mitigated Negative Declaration (IS/MND) was approved by the City Council on January 20; work will begin after the project is more fully defined and site clean-up plans are further developed. A Planning Commission study session is tentatively scheduled for August 27. Staff met with the applicant to discuss the project on May 18.
 - *Marketplace Redevelopment Project.* Applications for Final Development Plans (FDPs) for the 64th and Christie building and the Shellmound building have been submitted. These buildings constitute Phase I of the Planned Unit Development (PUD) approved by the City Council in August 2008. The PUD includes 674 multi-family residential units, 180,000 square feet of retail, and 120,000 square feet of office. Staff is waiting for submittal of further information before bringing these FDP applications forward to the Planning Commission and City Council for approval.
 - *Oak Walk Mixed Use Project.* On May 22, Planning staff inspected the ground floor retail space at 41st and San Pablo Avenue that is to temporarily serve as a sales office for the residential condominiums, and signed-off a final certificate of occupancy (CO). On May 26, staff sent the developer a comprehensive list of outstanding items that must be completed before temporary and final certificates of occupancy can be signed-off for the new condominiums buildings and the single-family homes on 41st Street.
 - *Site B Mixed Use Development.* On May 28, staff met with Madison Marquette to review the latest proposal for the site, which includes a department store, hotel, retail space, and parking structure, and to discuss the entitlement and environmental processes.
 - *Adeline Mini Mart.* An application for a Conditional Use Permit to allow a small convenience store was submitted on April 6, 2009. The market would occupy approximately 1,300 square feet on the ground floor level of 4365 Adeline Street and would sell groceries, ready-made sandwiches and coffee, but will not sell alcohol. Staff is working with the applicant to apply for a Façade Improvement Grant in time for the June 25, 2009 Planning Commission meeting.

- *Pixar "West Village", 4240 Hollis Street.* On May 5, staff met with Pixar representatives to discuss exterior modifications to this existing building at the southeast corner of Hollis and 45th Streets that will be fully occupied by Pixar after Semifreddi's moves out in the next few months. The proposed modifications will require minor design review.

- ***Administrative Cases and Activities.***

- *Design Review:*

- *T-Mobile Wireless Panels, 2333 Powell Street (Fire Station 1).* An application to replace two old wireless panel antennas with three new ones on the roof of Fire Station One was approved on May 19, 2009.

- *Signs:*

- *Chase Bank, 5747 Christie Avenue.* A minor sign application was approved on May 6, 2009 for two wall signs for the former Washington Mutual office at the Powell Street Plaza.
- *Verizon Wireless Store, 3990 Hollis Street.* A minor sign application was approved on May 27, 2009 to replace the existing wall sign with a similar one using LED bulbs on the storefront at the East Bay Bridge Shopping Center.

- *Subdivisions:*

- *Parcel Map Application, 1001 42nd Street.* An application to merge five parcels into three was submitted June 10, 2008. The applicant is considering re-drawing the proposed parcel lines so as to make the new properties viable. Staff is waiting on the applicant's decision (pending).

- *Code Enforcement:*

- *Thai Décor, 1605 63rd Street.* The property has modified its signs so as to be compliant with the zoning code (closed).
- *DeNoise, 1501 Powell Street.* The business owner has agreed to remove the largest sign violation, and staff is working with the owner on the remaining signs (pending).
- *Insider's Outlet, 4052 Watts Street.* Staff noticed that two temporary banners had been up longer than 30 days and that a new sign had been installed without a permit; a letter has been sent and staff will check on the property on June 3, 2009 (pending).
- *Home Occupation, 1251 Ocean Street.* Residents of 1251 Ocean Street appear to be storing items related to a home occupation in the rear yard, which is not permitted. Staff has visited the property and is working with the residents to bring the property into compliance (pending).

- ***Advanced Planning Projects.***

- *General Plan Update.* The Draft Environmental Impact Report (EIR) for the General Plan was published on May 15 with a 45-day comment period ending on June 30. A notice of completion, notice of availability, and copies of the Draft EIR were distributed to the State Clearinghouse, local officials, neighboring jurisdictions, and other interested parties and agencies. The Draft EIR is posted on the City's website. The Planning Commission will hold a public hearing to accept comments on the Draft EIR on June 25. A Final EIR, responding to comments and making any necessary revisions to the Draft, is expected to be prepared in July, with Planning Commission consideration of the new General Plan in August and City Council adoption in September.

At its May 28 meeting, the Executive Committee of the General Plan and Zoning Update Steering Committee developed the agenda for the June 9 Steering Committee meeting and discussed recommendations for the remaining General Plan issues. These include the land use designation for the Level(3) property, alternative sites for a large park south of Powell, and mapping regional retail access routes. Officials of the Level(3) telecommunications company had attended the April 15 Steering Committee meeting to argue against their property being designated as a community park, and subsequently, on May 19, City staff and officials toured the site and saw firsthand the level of investment and critical nature of the infrastructure at this facility.

- *Housing Element.* Staff prepared documents for City Council adoption of the Housing Element at their June 16 meeting, in time to meet the State's June 30 deadline. These include a staff report and resolution, final edits to the Housing Element, and a public hearing notice for publication in the Oakland Tribune.
- *Zoning Update.* Consultants are drafting sections of the Zoning Ordinance. Sections will first be reviewed by staff in June and then by the General Plan and Zoning Update Steering Committee at their July 28 meeting.
- *Census 2010.* Lia Borden from the Census Bureau attended the Housing Committee meeting on May 6 to provide training to Committee members who are serving as Emeryville's Census Complete Count Committee. Staff attended a Census Complete Count Meeting at County of Alameda offices in Hayward on May 20.
- *Powell Streetscape Project.* Staff is scheduled to meet with the consultants the week of June 8 to review modified alternatives.
- *Alternative Transportation Plan.* Staff gave Horton Street traffic volumes to Nelson Nygaard, and sent a draft of their Horton Street memo to other departments for review.
- *Parks and Recreation Strategic Plan.* As noted above, the City Council approved the MIG contract on May 19. Staff began gathering information and planning for recording use of existing parks.

- *Significant Buildings List.* Staff finished going through the buildings-square-foot list and making sure each property is rated, noted as needing rating, or noted as not being rated because it has no building, is new, or is on the Park Avenue District list.
- *Bay Trail.* Staff made a presentation to the Bay Trail Steering Committee on May 14, showing proposed alignments in the Draft General Plan. The Bay Trail committee and staff members raised issues to be resolved: Bay Trail segments need to be Class I paths or Class II streets with bike lanes and sidewalks, parallel spurs are redundant but sometimes necessary, and the committee might consider a trail along the Emeryville Crescent if Emeryville pays for the biological study and there are no fill or environmental impacts.
- *Street Furniture.* Staff added a Park Avenue District map to the draft street furniture catalog, to show where the Park Avenue District furniture should be used.
- *Sherwin-Williams Cleanup.* Staff attended a community meeting regarding site cleanup held by the State Department of Toxic Substances Control (DTSC) at Bashland Builders on May 6. DTSC staff said the site has arsenic and volatile organic hydrocarbons, and 64,000 tons of soil will be removed from the site by rail or truck. Potential truck routes on Halleck Street, or on Horton Street north of the site via Bayer or the Horton Landing Park site (not near the Artists' Co-op), were discussed. DTSC also described planned dust and vapor controls and monitoring. A Draft Remedial Action Plan and California Environmental Quality Act (CEQA) document should be out this summer for public review and discussion at community meetings.
- *Water-Efficient Landscaping.* Staff reviewed a proposed State model ordinance setting water allowances and requiring documentation of projected landscape water use in proposed projects with at least 2,500 square feet of landscaping.
- *Bicycle Boulevards.* Staff has updated a draft list of directional signage for planned bicycle boulevards on Horton, Doyle, 65th, 59th, 53rd, and 45th Streets after review by the Bicycle Pedestrian Advisory Committee and is working to put together an order for new signs.
- *I-80 Pedestrian-Bicycle Bridge.* The project team, including City, Caltrans, and HQE Inc., met at Caltrans offices on May 12 to discuss design comments by Caltrans and how the project might proceed.
- *South Bayfront Pedestrian-Bicycle Bridge.* Staff and Biggs Cardosa Associates, Inc. met on May 20 and are preparing to present design elements, including new landings, railings and lighting, to the City Council.
- *North Hollis Utility Undergrounding.* Staff met with consultants on May 4 to discuss options for proceeding with developing an underground utility district in the North Hollis area.

- *Parking Study.* Staff met with WSA on May 28 to discuss expanding their parking study beyond the North Hollis area, and to develop recommendations for how to proceed.
- *Parking Ordinance.* At the direction of the Community Preservation Committee, staff is developing an amendment to the Zoning Ordinance to restrict open parking at residential properties. The ordinance will be presented to the Planning Commission and City Council later this summer.

III. Building Division

- The attached tables summarize the eleventh month of fiscal year 2008-2009 for building permit and inspection activity, including the fiscal year totals. The month of May has indicated a continued slowing trend in development activity for building permits and inspections consistent with the past several months. For May a total of 31 permits have been issued, based on a total valuation of about \$900,000 and generating \$128,000 in fees. During the same period, 353 inspections have been conducted, of which 239 (about 68%) were related to major projects, and 114 (about 32%) were ongoing routine inspections such as tenant improvements and remodels, including residential, field staff consultations and code enforcement.
- Temporary certificates of occupancy (TCO) have been issued for the 1401 Park Avenue, Vue 46, West Elm Furniture, and Adeline Place projects. Construction continues on other major projects, including National Holistic Institute, Doyle-Hollis Park, Oak Walk, AgeSong Assisted Living, Site B excavation, Pixar phase II structural piles (for foundation) at the corner of Hollis and Park, Bridgewater remodel (63 units), and Flatiron building. Major tenant improvement projects and upgrades under construction include Bionovo Lab, Novartis BCB, and Joint Bio Energy Institute (JBEL), all at Emerystation East located at 5885 Hollis Street, and Onyx Pharmaceutical, located at Watergate Tower 1 at 1900 Powell Street. The Building Division anticipates several new development projects in fiscal year 2009-2010 including San Pablo Townhouses, Papermill Project live-work/residential, Emery Station Greenway, MacArthur San Pablo Mixed Use Project, 39th and Adeline apartments, and Bakery Lofts Phase IV.
- The Building Division has reinstated the Planning and Building Department Questionnaire. The questionnaire is intended for all applicants who conduct business relating to planning or building services and provides feedback to staff in our efforts to continually improve customer service. This information enables staff to reevaluate our current administrative process and front counter activities. Questions include what type of services were needed, was the service prompt, helpful and of quality. In addition, comments are received for courtesy, problem solving, knowledge, plan check expectations, services compared to other cities, and finally suggestions of how services can be improved. For the month of May, the Director of Planning and Building received two questionnaires, all indicating positive and excellent in most categories with no negative response.

- The Building Division held pre-submittal meetings for a number of projects. These meetings involve the Chief Building Official, plan check staff, Fire Department staff, and the projects' development teams. These meetings' focus is to aid the applicant and identify potential building code issues, project scheduling issues, expected fees, and other major building concerns. Some of the projects have already received planning approvals while others have not. Such meetings held in May included:
 - *Summer Thai* – 5885 Hollis Street; restaurant tenant improvements.
 - *Anchor Club at Watergate* - 1 Admiral Drive; repair pool deck, accessibility.
 - *National Holistic Institute* – 5900 Doyle Street; Phase III superstructure.
 - *Flatiron* – 3645 San Pablo Avenue, building shell.
 - *Adeline Place* – 3801 San Pablo Avenue; sales office.
 - *T Mobile* – 5607 Bay Street; tenant improvements.
 - *Lanesplitter* – 3645 San Pablo Avenue; under slab plumbing and tenant improvements.
 - *Pixar (Phase II)* – 1200 Park Avenue; piles, basement, foundation, and superstructure.
 - *Doyle Street Hollis Park* – 1333 62nd Street.
 - *Starbucks* – 5665 Christie Avenue; tenant improvements, remodel.
 - *Child Development Center* – 1220 53rd Street; landscape upgrades.
 - *Temporary Police Station* – 6390 Christie Avenue.
 - *Hilton Garden Inn* – 1800 Powell Street; parking upgrade.
 - *Bridgewater* – 6400 Christie Avenue; plumbing and electrical remodel.
 - *Oak Walk* – 4002-4098 San Pablo Avenue; Building 2 sales office.
 - *Oak Walk* – 4002-4098 San Pablo Avenue (weekly).
 - *West Elm* – 5602 Bay Street (weekly).
 - *Emerystation East* – 5885 Hollis Street, various tenant improvements (weekly).
- Construction meetings (weekly) and site visits were held in May for the following projects:
 - *West Elm Furniture* – 5602 Bay Street, 16,000 square foot furniture store.
 - *Age Song Assisted Living project* – 4050 Horton Street, 121 assisted living units, 28 independent living units.
 - *Pixar Phase II* – 1200 Park Avenue, 155,000 square foot production/office building.
 - *Oak Walk Mixed Use Project* – 40th Street and San Pablo Avenue, 54 residential units and retail space in three new buildings.
 - *Adeline Place* – 3801 San Pablo Avenue, 36 residential units.
 - *Flatiron Building* – 3645 San Pablo Avenue, 3,000 square foot new restaurant building.
 - *National Holistic Institute* – 1290 59th Street, seismic upgrade.
- Construction is proceeding on the following major projects:
 - *National Holistic Institute* – 1290 59th Street; demolition, seismic upgrade.
 - *Pixar Phase II* – northeast corner of Park Avenue and Hollis Street; 155,000 square foot production/office building.
 - *Flatiron Building* – 3645 San Pablo Avenue; 3,000 square foot new restaurant building.
 - *1401 Park Avenue* – 43 residential units and 11 live/work units over 83 parking spaces.
 - *Adeline Place* – 3801 San Pablo Avenue; 36 residential units and retail.
 - *Oak Walk Existing Homes Renovation* – 1077-1089 41st Street; 5 houses.

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- *Oak Walk Mixed Use Project* – 4002-4098 San Pablo Avenue; 54 residential units and retail space in three new buildings.
- *Doyle-Hollis Park* – Doyle/61st/Hollis/62nd Streets.
- *AgeSong Assisted Living project* – 4050 Horton Street, 121 assisted living units, 28 independent living units.
- *Vue 46 (Flecto)* – 46th Street and Adeline; 79 residential units with 3,000 square feet of commercial space.
- *West Elm Furniture* – 5602 Bay Street; 16,000 square foot furniture store.

- The following projects have received final building permit sign-off (final), Certificate of Occupancy (CO), or Temporary Certificate of Occupancy (TCO) for the month of May:
 - *Andante Garage* – 1121 40th Street, Building 6 (CO)
 - *Furniture Retail Tenant Improvement* – 6101 Christie Avenue. (CO)
 - *Adeline Place* – 3801 San Pablo Avenue, 36 residential units and retail. (TCO)

- The Building Division continues to provide “fast track” plan check for small projects, which receive comments and permits over the counter from our Building Permit Technician/Plan Checker, and to provide expeditious turn-around of plan check comments for larger projects through our consulting firm, WC³. In May, these procedures facilitated the following submittals:
 - Same day plan check/permit issuance (fast track) for 5 submittals.
 - Permit issuance or first plan check comments within an average of two weeks by WC³ plan check staff for 10 applications submitted.

- Building Division staff fielded a total of 140 counter contacts and 154 telephone queries in May.

- The Building Division continues to observe a reduction in inspection requests for May which underscores the economic trend of lessened construction activity. Field inspection staff performed 353 inspections in May and anticipates this trend to continue throughout the remaining fiscal year. This is an average of 118 field inspections per month by the Building Division’s three building inspectors (one City staff and two WC³ staff), or 5.9 inspections per day per inspector. Average inspection times vary based on the type of each project. For example, a water heater replacement/furnace replacement inspection may take 10-20 minutes while some of the larger complex development projects account for a minimum of two to three hours per day for one inspector with additional field staff support on a periodic basis. Presently, field inspections continue to be granted without any roll-over requests from the previous business day. All inspection requests are typically made through the Building Division’s voice mail system 24 hours until 7:00 a.m. the day of the inspection request.

- The Building Division staff continues to have informal daily discussions at 7:00 a.m. regarding building code issues, staffing logistics, concerns relating to specific projects and continual fine tuning of the overall field inspection services. In addition, joint inspections by field staff and the Chief Building Official continue to be conducted as time permits to ensure familiarity with all projects, to allow for coverage of any staff absences, and to ensure consistency of code infractions and interpretations.

IV. Administration/Other

- *Urban Land Institute Volunteer Training.* On May 8, Senior Planner Miroo Desai attended ULI's training seminar for volunteers for their UrbanPlan program. This program gives high school and college students the chance to study the issues and economics of urban development and provides a hands-on experience in developing realistic urban planning solutions to vexing urban growth challenges. The program is national in scope and is currently in seven high schools and two colleges within the Bay Area. Ms. Desai will be volunteering at Berkeley High School on June 11.
- *Parks Planning and Development Institute.* On May 28, Associate Planner Diana Keena attended a Parks Planning and Development Institute presented by the California Parks and Recreation Society in Roseville. Sessions addressed what parks are for, park planning outreach, cost estimating, green parks, play equipment trends, and design-build project delivery.
- *Permit Tracking System.* Staff has finished reviewing demonstrations by various permit tracking software companies, and has developed a short list of three companies to evaluate in more detail. The goal is to select a vendor by the end of the fiscal year.
- *Chamber Mixer.* On May 14, the Planning and Building Director attended a "mixer" sponsored by the Emeryville Chamber of Commerce aboard the former presidential yacht, the USS Potomac. The two-hour Bay cruise provided an opportunity for staff to interact with the business community in a relaxed atmosphere.

V. Status of Major Development Projects

- Attached is a bar chart that illustrates the progress of each major project through the Planning and Building "pipeline", and an update of the Major Projects table that contains more detail on the status of major development projects currently being processed by the Department.

	Jul-08	Aug-08	Sep-08	Oct-08	Nov-08	Dec-08	Jan-09	Feb-09	Mar-09	Apr-09	May-09	Jun-09	TOTAL
PERMITS ISSUED													
Building Permits	32	32	31	29	22	21	14	12	17	19	12	0	241
Plumb., Elec., Mech.	63	48	34	48	43	37	30	13	13	25	19	0	373
Fire	2	14	15	10	5	17	5	1	12	10	0	0	91
MON. TOTALS	97	94	80	87	70	75	49	26	42	54	31	0	
												FISCAL YEARLY TOTAL	705
VALUATION													
Residential	2,034,067	239,738	191,125	758,018	3,080,554	254,540	11,200	11,550	103,219	51,918	46,000	0	6,781,929
Sub Permits	824,805	400,932	378,763	190,016	272,744	210,867	150,766	9,801	253,388	159,054	2,000	0	2,853,136
Commercial	10,763,192	35,317,045	6,162,434	7,946,703	3,948,996	1,996,767	3,694,890	352,814	515,263	1,616,681	865,754	0	73,180,539
MON. TOTALS	13,622,064	35,957,715	6,732,322	8,894,737	7,302,294	2,462,174	3,856,856	374,165	871,870	1,827,653	913,754	0	
												FISCAL YEARLY TOTAL	82,815,604
FEES COLLECTED													
General Plan	68,962.06	184,049.47	34,273.67	45,934.43	34,914.60	12,841.70	20,853.32	1,834.33	3,203.82	8,811.89	4,657.13	0.00	420,336.42
Building Standards Admin.	0.00	0.00	0.00	0.00	0.00	0.00	190.00	24.00	40.00	92.00	47.00	0.00	393.00
Building Permit	103,053.09	201,107.73	51,531.47	70,145.16	55,066.48	18,477.70	35,651.56	3,362.51	6,188.40	13,832.15	7,540.30	0.00	565,956.55
Plan Review	55,500.71	71,849.04	31,155.35	43,194.92	13,825.45	15,282.19	15,799.46	6,995.44	9,812.18	6,373.62	10,711.00	0.00	280,499.36
Energy Review	8,134.40	10,789.16	3,009.17	2,270.98	1,203.82	1,644.07	1,625.46	60.03	1,318.96	928.72	657.04	0.00	31,641.81
Electrical Permit	23,919.60	40,651.76	11,171.84	13,398.09	14,404.82	4,819.48	7,956.47	774.97	880.00	2,476.67	2,096.00	0.00	122,549.70
Plumbing Permit	22,947.24	43,623.34	7,979.26	11,102.50	7,651.78	3,317.59	6,758.82	220.00	330.00	347.14	1,314.40	0.00	105,592.07
Mechanical Permit	21,089.11	35,031.56	6,550.69	9,751.14	4,519.20	2,723.84	6,247.47	110.00	110.00	914.04	1,363.60	0.00	88,410.65
S.M.I.P.	2,651.85	7,467.40	1,329.52	1,827.10	1,414.04	451.25	777.94	76.74	130.61	348.11	183.42	0.00	16,657.98
Microfiche	1,090.31	1,990.50	516.67	697.05	572.29	183.48	365.81	30.32	22.25	127.76	75.40	0.00	5,671.84
Fire Dept. Fees	31,251.60	67,897.46	15,116.17	20,579.09	12,621.13	9,744.90	16,359.35	430.37	869.03	4,954.54	2,849.33	0.00	182,672.97
Sewer Connection	11,190.00	13,428.00	5,818.80	7,758.40	4,774.40	4,326.80	4,625.20	0.00	447.60	0.00	3,580.80	0.00	55,950.00
Bay-Shell	532.13	14,799.00	0.00	0.00	0.00	0.00	1,119.86	0.00	0.00	349.81	944.42	0.00	17,745.22
Traffic Impact	36,675.42	8,154.37	0.00	6,381.40	0.00	57,206.47	0.00	0.00	0.00	5,320.73	19,653.87	0.00	133,392.26
School	5,678.17	43,800.12	0.00	0.00	2,705.67	0.00	0.00	0.00	0.00	1,833.00	72,941.18	0.00	126,958.14
Art Public Places	59,477.37	0.00	0.00	0.00	0.00	0.00	27,123.78	0.00	0.00	7,403.65	0.00	0.00	94,004.80
Other : (Fire Suppr)	0.00	0.00	0.00	0.00	0.00	0.00	274.30	0.00	0.00	0.00	0.00	0.00	274.30
MON. TOTALS	452,153.06	744,638.91	168,452.61	233,040.26	153,673.68	131,019.47	145,728.80	13,918.71	23,352.85	54,113.83	128,614.89	0.00	
												FISCAL YEARLY TOTAL	2,248,707

Planning and Building Department

Major Development Projects

May 2009

Project Location	Description	Status/Comments	Planning			Building		
			Pre-Application	Application Processing	Approval	Plan Check	Construction	Occupancy
Center of Community Life W San Pablo Ave betw 47th & 53rd	Multipurpose community recreation and school facility	CC approved contract with Field Paoli 4/15/08. PC study session on master plan 5/28/09.	████████					
Arts and Cultural Center 4060 Hollis Street	Space for Celebration of Arts, Historical Society, etc.	PC study session 10/23/08. CC study session on stratetic plan 4/21/09.	████████					
Transit Center NW Horton & 59th Sts.	Public parking, 149,500 s.f. medical office/lab/retail	CC study session 1/20/09. PC study session tentatively 8/27/09.	████████					
Gateway @ Emeryville NE Powell St. & Christie Ave.	Residential - 265 units; Retail - 14,100 s.f.; 142-room hotel	PC study session on new design 8/23/07. CC study session 9/4/07.	████████					
HSP Parking Structure NW 59th & Doyle Sts.	4-level parking structure with 553 spaces.	Community meeting 10/20/08. PC study session 10/23/08.	████████████████					
Baker Metal Live-Work 1265 65th St. and Ocean Ave. lot	Live-work - 21 units Retail - 4,432 s.f.	PC study session 9/27/07. Community meeting 3/5/08. PC study session 10/23/08.	████████████████					
Bay Street "Site B" Christie/Shellmound/Powell/railroad	Hotel, department store, retail, residential	Permits for site remediation issued 10/2/08. DEIR on hold pending review of new design.	████████████████					
Marketplace Redevelopment Phase I - 64th/Christie building	Residential - 210 units "Shopkeeper units" - 7 units	FDP application submitted 10/1/08. Demo permit application submitted 10/20/08.	████████████████					
Marketplace Redevelopment Phase I - Shellmound building	Residential - 225 units Retail - 4,000 s.f.	FDP application submitted 10/1/08.	████████████████					
Emery Station Greenway 5812-5860 Hollis St.	Laboratory building - 91,000 s.f.	PC approved 1/22/09. CC approved on appeal 5/19/09.	████████████████			CC - 5/19/09		
39th and Adeline Project Adeline/39th/Yerba Buena	Residential - 101 units Retail - 1,000 s.f.	PC recommended approval 12/11/08. CC approved 1/20/09.	████████████████			CC - 1/20/09		
Papermill Project Powell/Hollis/Doyle/Stanford	Residential - 168 units Live-work/flex - 8 units	PC recommended approval 10/23/08. CC approved 11/18/08.	████████████████			CC - 11/18/08		
MacArthur San Pablo Mixed Use San Pablo/W. MacArthur/37th	Residential - 94 units Retail - 5,800 s.f.	PC rec approval 11/15/07; CC approved 12/4/07. CC to consider 1-year extension when fees paid.	████████████████			CC - 12/4/07		
Bakery Lofts Phase IV SE 53rd & Adeline Sts.	Residential - 18 units Retail - 1,450 s.f. cafe	Building permit application expired 12/19/08. PC approved 1-year use permit extension 1/22/09.	████████████████			CC - 11/20/07		
4520 San Pablo Townhouses NE San Pablo Ave. & 45th St.	Residential - 29 units	PC approved 12/14/06. PC approved second 1-year extension 12/11/08.	████████████████			PC - 12/14/06		

Project Location	Description	Status/Comments	Planning			Building		
			Pre-Application	Application Processing	Approval	Plan Check	Construction	Occupancy
Christie Park Towers 6150 Christie Avenue	Residential - 43 units Live-work - 17 units	Building permit issued 3/30/05; inspections ongoing.			PC - 6/26/03			
Pixar, Phase II NE Park Ave. & Hollis St.	Production building - 155,000 s.f.	Pile driving permit issued 4/21/09. Foundation permit issued 5/19/09.			CC - 1/20/09			
Flatiron Building 3645 San Pablo Avenue	Retail - 3,000 s.f.	Building permit for building shell issued 5/1/09.			CC - 3/6/07			
AgeSong Assisted Living 4050 Horton St.	Sr. facil, 121 assisted units, 28 indep. units, public café	Foundation permit issued 8/25/08. Superstructure permit issued 10/2/08.			CC - 6/20/06			
Doyle Hollis Park Doyle/61st/Hollis/62nd Streets	New community park of about 1.25 acres.	Building permit issued 10/21/08.			CC - 6/19/07			
Oak Walk Mixed Use Project NE San Pablo Ave. & 40th St.	Residential/retail - 54 new units plus 5 existing houses	Foundation permits issued 10/31/07. Superstructure permits issued 11/26/07.			CC - 2/7/06			
Adeline Place ("Check Cashing") San Pablo/W. MacArthur/Adeline	Residential - 36 units Retail - 2,400 s.f.	Superstructure permit issued 2/12/08. TCO issued 5/29/09.			PC - 10/27/05			
West Elm Furniture 5602 Bay Street	New two-story furniture store on Bay Street "Pad 1".	Shell/superstructure permit issued 6/27/08. TCO issued 2/3/09.			CC - 8/7/07			
1401 Park Avenue SE Park Avenue & Holden St.	Residential - 43 units Live-work - 11 units	Partial TCO issued 12/12/07. TCO for final phase issued 2/1/08. Final CO pending.			PC - 12/12/02			
Vue 46 ("46th Street Lofts") E Adeline between 45th & 46th Sts.	Rehab industrial building for 79 residential units	TCOs for Phases I and II issued 2/27/08 and 4/14/08, and for Phases III and IV on 6/11/08.			PC - 12/20/00			

Glossary of Abbreviations:

CC =	City Council	FEIR =	Final Environmental Impact Report
CO =	Certificate of Occupancy	GPA =	General Plan Amendment
CUP =	Conditional Use Permit	OPA =	Owner Participation Agreement
DA =	Development Agreement	PC =	Planning Commission
DEIR =	Draft Environmental Impact Report	PDP =	Preliminary Development Plan
DR =	Design Review	PUD =	Planned Unit Development
EIR =	Environmental Impact Report	RFP =	Request for Proposals
EUSD =	Emery Unified School District	TCO =	Temporary Certificate of Occupancy
EYSAC =	Education and Youth Services Advisory Committee	TI =	Tenant Improvement
FDP =	Final Development Plan		

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MIXED USE PROJECTS			
Oak Walk Mixed Use Project 4002 San Pablo Avenue UP04-06	Residential/commercial mixed use development with 5,500 square feet of retail space, 59 residential condominiums in five existing houses to be renovated and new buildings up to four stories with a podium-level courtyard, and up to 113 at-grade parking spaces.	Approved by Planning Commission on October 27, 2005. Appealed to City Council, which passed a motion on January 17, 2006 to approve the project, requiring the retention and rehabilitation of the existing houses. Revised resolution and conditions approved by the Council on February 7, 2006. Design of 41 st Street houses approved by Planning Commission on December 14, 2006. Building permit applications for renovation of five single family homes received on January 12, 2007. Building permit applications for three new mixed use buildings received on January 24, 2007. Planning Commission approved Vesting Tentative Map on April 26, 2007. Demolition permit issued on June 22, 2007 for eight structures and temporary relocation of five single-family homes from 41 st Street. Demolition of approved structures completed in August 2007 and began soil remediation. Existing houses temporarily relocated in preparation for grading and foundation work in September 2007. Existing 4-plex on 41 st Street relocated to new location at corner of Adeline & 40 th Street. Issued foundation only permits for 3 new buildings and 5 relocated houses on October 31, 2007. Issued superstructure permits for all 8 buildings on November 26, 2007.	Stuart Gruendl BayRock Residential (510) 873-8880
Bay Street - Site B Christie/Shellmound/Powell/railroad PUD05-03	Northern expansion of Bay Street mixed use project, with 150-room hotel in 240-foot tower, 140 to 240 residential units, 80,000 to 130,000 s.f. of retail, possibly including a Nordstrom's department store, and 800-900 parking spaces.	Redevelopment Agency selected Madison Marquette as developer on July 20, 2004. City Council study session held on April 5, 2005. EIR consultant contract approved by City Council on September 6, 2005. EIR scoping session held November 16, 2005. Planning Commission and City Council study sessions on tower design held December 14, 2006 and December 19, 2006, respectively. Demolition permit for nine existing buildings issued April 10, 2007; demolition completed in May 2007. Publication of Draft EIR on hold pending review of new design alternative. Issued excavation and temporary shoring permit for site remediation on October 2, 2008.	Eric Hohmann, Project Manager Madison Marquette (415) 277-6805

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<i>Project Name; Property Address and File Reference #:</i>	<i>Description:</i>	<i>Status of Approvals and Construction Schedule:</i>	<i>Contact(s):</i>
<p>MacArthur San Pablo Mixed Use 3706-3722 San Pablo Avenue UP06-14 and DR06-15</p>	<p>New five story 94-unit residential building with 5,800 square feet of retail on 1.12 acre site between 37th Street and West MacArthur Blvd. Site is partially in Oakland.</p>	<p>Planning Commission study session held September 28, 2006. City Council study session held October 17, 2006. Notice of Intent to Adopt a Mitigated Negative Declaration published on August 31, 2007. Planning Commission recommended approval at a special meeting on November 15, 2007. City Council approved on December 4, 2007. Oakland City Planning Commission approved on January 16, 2008. One-year extension request to be considered by City Council following payment of cost recovery fees.</p>	<p>Stanley Saitowitz Natoma Architects, Inc. (415) 626-8977</p>
<p>Transit Center 59th and Horton Streets (“Mound” site north of Amtrak Station), and 62nd and Horton Streets (Heritage Square parking lot site) UP07-02 and DR07-03</p>	<p>Mixed use transit-oriented development and public parking structure with 149,500 square feet of medical office/lab/retail space, and 664 parking spaces in a 141-foot tall tower on the “Mound” site; and a 450-space, 4-5 level parking garage with 2,500 square feet of retail on the Heritage Square site.</p>	<p>Planning Commission held hearing on Use Permit and Design Review on May 22, 2003 and directed that project be redesigned. Study Session on housing alternative held by Planning Commission on September 25, 2003, and by City Council/ Redevelopment Agency on October 7, 2003. Redevelopment Agency approved Exclusive Negotiating Agreement with Wareham on development of project on September 6, 2005. Agency reviewed Wareham proposal on December 6, 2005, and January 17, 2006, and approved concept for submittal of planning application on February 21, 2006. Agency rescinded approval of concept on March 21, 2006. Planning Commission study session on new design held on March 22, 2007. City Council study session held December 18, 2007. Redevelopment Agency extended Exclusive Negotiating Agreement with Wareham on February 5, 2008. Revised plans, including parking garage on Heritage Square site, submitted December 17, 2008. City Council study session scheduled for January 20, 2009; Planning Commission study session tentatively scheduled for August 27, 2009.</p>	<p>Geoffrey Sears Wareham Development (415) 457-4964</p>
<p>West Elm Furniture Store 5602 Bay Street FDP07-01</p>	<p>Construction of a 16,000 square foot furniture store on Bay Street “Pad #1” near Barnes and Noble.</p>	<p>Planning Commission recommended approval of FDP on July 26, 2007; Council approved FDP on August 7, 2007. Building permit application submitted on December 21, 2007. Issued foundation permit on February 14, 2008. Issued shell/superstructure permit on June 27, 2008 and tenant improvement permit on August 19, 2008. TCO issued February 3, 2009.</p>	<p>Property Owner/Developer: Madison-Marquette (415) 277-6805 Eric Hohmann, Project Manager</p>

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<i>Project Name; Property Address and File Reference #:</i>	<i>Description:</i>	<i>Status of Approvals and Construction Schedule:</i>	<i>Contact(s):</i>
Marketplace Redevelopment Phase I – Shellmound Building Southeast corner of 64 th Street and Christie Avenue FDP08-02	Approximately 210 residential rental units and 7 ground floor “shopkeeper” units in a six-story building.	FDP application submitted October 1, 2008 in conjunction with application for CALReUSE grant for site remediation. Staff notified on November 19, 2008 that \$5 million State Brownfields grant was awarded. Demolition permit application for existing buildings at 6340 and 6390 Christie Avenue submitted on October 20, 2008. Use Permit to use building as temporary Police Department headquarters during renovation of Police station on Powell Street was approved by Planning Commission on February 26, 2009.	Denise Pinkston TMG Partners (415) 772-5900
Marketplace Redevelopment Phase I – Shellmound Building Shellmound Street opposite Borders Books and Music FDP08-03	Approximately 225 residential condominium units and 4,000 square feet of retail space in a 17-story, 175-foot tall building.	FDP application submitted on October 1, 2008 in conjunction with application for CALReUSE grant for site remediation.	Denise Pinkston TMG Partners (415) 772-5900
Gateway @ Emeryville 5801 - 5861 Christie Avenue	Residential/mixed use project with 265 residential rental units and 14,100 s.f. of retail space, and a 142- room hotel.	Planning Commission study session held January 26, 2006. Planning Commission study session on smaller project held January 25, 2007. Applicant has revised project to include Powell Street frontage. Planning Commission study session on revised design held August 23, 2007. City Council study session held September 4, 2007, at which Council directed staff to prepare a draft Request for Proposals for a mixed use development project on an assembled site to include Denny’s restaurant, 76 gas station, and Kinko’s parking lot, for approval by Redevelopment Agency at a future meeting.	BRE Properties John Wilde (415) 445-6578
RESIDENTIAL AND LIVE-WORK PROJECTS:			
Adeline Place (“Check Cashing”) San Pablo Avenue/W. MacArthur Boulevard/Adeline Street UP05-05 and DR05-05	36 residential units with 2,400 s.f. of retail.	Redevelopment Agency approved Placeworks as developer of project on November 16, 2004. Planning Commission study session held August 25, 2005. Approved by Planning Commission on October 27, 2005. Demolition permit issued October 7, 2005; demolition is complete. Building permit application submitted on February 16, 2007. Foundation permit issued on August 2, 2007. Superstructure permit issued on February 12, 2008. TCO issued on May 29, 2009.	Placeworks LLC Stuart Rickard (510) 499-9400

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<i>Project Name; Property Address and File Reference #:</i>	<i>Description:</i>	<i>Status of Approvals and Construction Schedule:</i>	<i>Contact(s):</i>
<p>Papermill Project Block bounded by Powell, Hollis, and Doyle Streets and Stanford Avenue UP07-07 and DR07-11</p>	<p>Construction of a new rental project with 168 residential units, 5 live-work units, 3 flex space units, 10,222 square feet of retail space, and 299 parking spaces. Project includes new park along Stanford Avenue to replace City parking lot.</p>	<p>Community meeting held on April 10, 2007. Planning Commission study sessions held on August 23, 2007, and October 25, 2007. Project redesigned as a result of comments at study sessions. Third Planning Commission study session held February 28, 2008. City Council study session held April 1, 2008. Applicant has redesigning based on feedback from Council. Initial Study/Mitigated Negative Declaration being prepared. Planning Commission recommended approval of project on October 23, 2008. City Council approved November 18, 2008.</p>	<p>Amir Massih Archstone Smith (510) 235-1170</p>
<p>39th and Adeline Residential Project East side of Adeline Street between 39th Street and Yerba Buena Avenue UP06-12 and DR06-19</p>	<p>Construction of a 110-unit rental apartment project on a 1.12 acre site that is partially in Oakland.</p>	<p>Planning Commission study session held September 28, 2006. City Council study session held October 17, 2006. EIR contract approved by City Council on May 1, 2007. Scoping session held by Planning Commission on September 27, 2007. Planning Commission hearing on DEIR on June 26, 2008 canceled due to lack of a quorum; deadline for written comments was July 7, 2008. Final EIR published on November 21, 2008. Oakland City Planning Commission approved on December 3, 2008. Emeryville Planning Commission voted to recommend approval on December 11, 2008. City Council approved January 20, 2009.</p>	<p>Zachary Goodman Murakami Nelson, Architects (510) 444-7959</p>
<p>1401 Park Avenue (Electro Coatings) UP02-18, DR02-26, VAR02-5</p>	<p>Construction of six-story building containing 43 residential units and 11 live-work units, with a café on the ground floor. Two floor garage will contain 83 parking spaces. Site is former Electro Coatings chrome plating plant. Brick facade of former building will be retained and incorporated into design. Contaminated soil will be removed.</p>	<p>Approved by Planning Commission on December 12, 2002. On February 1, 2005, the Redevelopment Agency approved Owner Participation Agreement to assist financially with below market rate units. New building permit application received March 21, 2005. Demolition of concrete slab is complete. LMA has sold project to Prometheus. Foundation only permit issued December 23, 2005. Demolition permit for remainder of old foundation issued January 9, 2006. Issued superstructure building permit on June 22, 2006. Construction is nearly complete. Partial TCO issued on December 12, 2007. TCO for final phase issued on February 1, 2008. Final CO pending.</p>	<p>Prometheus Mike Petouhoff (650) 596-6365</p>

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<p>Christie Park Towers 6150 Christie Avenue UP99-11 and DR03-02</p>	<p>Construction of 60 living units of which 17 are live-work and 43 are residential on a 26,613 sq. ft. parcel. Approximately 4,200 square feet of ground floor space would be flexible space, which could include live-work or commercial uses.</p>	<p>Previous property owner foreclosed by lender. New buyer redesigned project. Planning Commission study session held March 27, 2003. Approved by Planning Commission on June 26, 2003. Submitted building permit application March 30, 2004. Building permit issued on March 30, 2005, extended to March 30, 2006. Submitted revised structural plans for approval by Building Division on June 27, 2006; application expired March 21, 2008. Previous building permit still valid and inspections on-going.</p>	<p>Property Owner: Tomorrow Development Ted Dang (510) 832-5195 - Ext. 222</p>
<p>Baker Metal Live-Work 1265 65th Street and vacant lot fronting Ocean Avenue UP07-09, DR07-15</p>	<p>Reuse of existing Baker Metal building for 21 live-work units and 4,432 square feet of retail space. Six new townhouses on vacant lot between Ocean Avenue and Peabody Lane.</p>	<p>Community meeting held July 18, 2007. Planning Commission study session held September 27, 2007. Project being redesigned in response to comments from Development Coordinating Committee on May 14, 2008. Planning Commission study session held October 23, 2008.</p>	<p>Sasha Shamzad MRE Commercial (510) 849-0776</p>
<p>Bakery Lofts Phase IV Southeast corner of 53rd and Adeline Streets UP06-15</p>	<p>Construction of an 18-unit apartment building with a 1,450 square foot cafe. Project has been separated from Oakland portion, which includes 56 residential units and 7 commercial units, and is now called "Phase III". Temescal Creek, which forms the city boundary, will be daylighted through the project.</p>	<p>Planning Commission study session held on December 14, 2006. Planning Commission approved on September 27, 2007. City Council approved General Plan Amendment and introduced rezoning ordinance on October 16, 2007; ordinance passed on November 20, 2007. Received building permit application on December 19, 2007. City of Oakland processing demolition permit for existing building, which is mostly in Oakland. Requested amendment to delete condition of approval requiring undergrounding of utility wires was denied by Planning Commission on July 24, 2008. Applicant applied for reconsideration, which was again denied by Commission on October 23, 2008. City Council voted to grant appeal and delete condition on December 16, 2008; resolution to be passed on January 20, 2009. Building permit application expired on December 19, 2008, one year after application was received. One year extension of planning permits approved by Planning Commission on January 22, 2009.</p>	<p>John Protopappas Madison Park Financial (510) 452-2944</p>

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<p>Vue 46 (formerly "46th Street Lofts" or "Flecto") 46th & Adeline Street UP00-18 and DR00-29</p>	<p>Redevelopment and expansion of an existing industrial building to create a residential use on the site. Two additional floors will be constructed to provide approximately 79 residential (for sale) units. The project also involves approximately 3,000 sq. ft. of retail/commercial space to be developed as a corner café at the intersection of 46th Street and Adeline Street. The site straddles the Emeryville and Oakland city limit.</p>	<p>Study Session held by Planning Commission on September 28, 2000. Approved by Emeryville Planning Commission on December 14, 2000 and by Oakland Planning Commission on December 20, 2000. Demolition permit issued 2002. Submitted new foundation permit application on June 10, 2005, and superstructure permit application on September 22, 2005. Interior demolition permit issued on July 28, 2005. Issued foundation and structural building permit on June 8, 2006, and superstructure building permit on November 20, 2006. Granted TCO for Phase I on February 27, 2008, for Phase II on April 14, 2008, and for Phases III and IV on June 11, 2008.</p>	<p>Levin Menzies & Associates Paul Menzies (925) 973-4111</p>
<p>4520 San Pablo Townhouses Northeast corner of San Pablo Avenue and 45th Street UP06-06 and DR06-10</p>	<p>Development of 29 new townhouse units on southern portion of "Emery Farms East" site.</p>	<p>Planning Commission study session held April 27, 2006. Approved by Planning Commission on December 14, 2006. Commission approved one year extension of planning permits on January 24, 2008. Second one year extension approved by Planning Commission on December 11, 2008.</p>	<p>Ramiro Marini (415) 307-8107</p>
<p>OFFICE/HIGH TECH PROJECTS:</p>			
<p>Pixar Animation Studios, Phase II 1200 Park Avenue FDP08-01</p>	<p>New production building of about 155,000 square feet at northeast corner of Park Avenue and Hollis Street. Phase II includes expansion of surface parking lot and construction of new City park and bike path at east end of campus.</p>	<p>Planning Commission voted to recommend approval of amendments to Development Agreement on May 22, 2008. Amendments to Development Agreement and Owner Participation Agreement approved by City Council and Redevelopment Agency on June 3, 2008. Planning Commission study session on Final Development Plan for Phase II building held August 28, 2008. Planning Commission voted to recommend approval on December 11, 2008. City Council approved on January 20, 2009. Grading and on-site utilities permit application submitted on January 22, 2009. Foundation permit application submitted on January 23, 2009. Issued rough grading permit on March 20, 2009. Superstructure permit application submitted on March 24, 2009. Issued permits for 12 indicator piles on April 7, 2009; underground utilities on April 10, 2009, piles on April 21, 2009, and foundation on May 19, 2009.</p>	<p>Tom Carlisle Pixar Animation Studios (510) 752-3333</p>

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<p>Emery Station Greenway 5812-5860 Hollis Street UP08-04, DR08-10, VAR08-01</p>	<p>New 91,000 square foot laboratory building on southern portion; existing 39,000 square foot industrial building on northern portion to remain for now. Project includes Greenway improvements on northern portion of block and expansion of plaza at Powell and Hollis Streets.</p>	<p>Redevelopment Agency issues Request for Proposals for “Hollis-Powell Greenway Site” in September 2006 and selected Wareham as developer in March 2007. City Council/Redevelopment Agency held study session on proposed building design on December 18, 2007. Second study session held June 3, 2008. Application for planning permits submitted June 24, 2008. Planning Commission study session held July 24, 2008. Second Planning Commission study session held September 25, 2008. Initial Study/Mitigated Negative Declaration being prepared. Planning Commission ad hoc committee on Greenway design met October 15 and 30, 2008. Planning Commission approved on January 22, 2009. Appealed by Elevation 22 residents. City Council denied appeal and approved project on May 19, 2009.</p>	<p>Geoffrey Sears Wareham Development (415) 457-4964</p>
<p>OTHER:</p>			
<p>AgeSong Assisted Living 4050 Horton Street UP05-14</p>	<p>Senior facility with 121 assisted living units, 28 independent living units, art gallery, child care, dining room, and publicly accessible café.</p>	<p>Planning Commission study session held October 27, 2005. Approved by Planning Commission on April 27, 2006. City Council approved General Plan amendment on June 6, 2006 and Zoning Amendment on June 20, 2006. Approvals valid for two years. Received building permit application on December 18, 2007. Issued demolition permit on June 2, 2008. Issued grading permit on July 16, 2008. Issued foundation permit on August 25, 2008. Superstructure permit issued on October 2, 2008.</p>	<p>Ali Kia Shabahangi AgeSong (415) 431-8143</p>
<p>Doyle Hollis Park Doyle/61st/Hollis/62nd Streets UP07-05, DR07-09</p>	<p>New community park of about 1.25 acres on former “Dutro” site.</p>	<p>Schematic design approved by City Council on November 1, 2005. Use permit and design review approved by Planning Commission on May 24, 2007, and by the City Council on appeal on June 19, 2007. Demolition permit issued on June 13, 2007; demolition completed in July 2007. Site work is underway. “95% building permit application” submitted October 31, 2007. 100% revised plans submitted March 13, 2008. Construction contract approved by Redevelopment Agency on August 19, 2008. Issued building permit on October 21, 2008.</p>	<p>Ignacio Dayrit, CED Coordinator (510) 596-4356</p>

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Flatiron Building 3645 San Pablo Avenue UP05-09, DR05-09	New retail building on former “Jug Liquor” site.	Planning Commission study session held August 24, 2006. Project requires General Plan Amendment (GPA) for floor area ratio. Planning Commission approved on January 25, 2007; approval valid for two years. City Council approved GPA on March 6, 2007. Submitted building permit application on October 16, 2008. Issued shell permit on May 1, 2009.	Placeworks LLC Stuart Rickard (510) 499-9400
Emeryville Arts and Cultural Center 4060 Hollis Street DR07-05	Renovation of 30,000 square foot former industrial building behind Old Town Hall to house Emeryville Celebration of the Arts, Pacific Center for the Photographic Arts, Emeryville Historical Society, and related uses.	City Council selected architects Donn Logan and Marcy Wong to develop conceptual designs on July 18, 2006. Presented to Park Avenue District Advisory Committee on February 21, 2007. Planning Commission study session held on March 22, 2007. City Council approved Request for Proposals for strategic plan on February 5, 2008, and awarded contract to Museum Management Consultants, Inc. on June 3, 2008. City Council held study session on strategic plan on April 21, 2009.	Amy Heistand CED Coordinator (510) 596-4354
Emeryville Center of Community Life Emery Secondary School site at 47 th Street and San Pablo Avenue	Multi-purpose community facility including administration; arts, performance, and food service programs; community services and family support programs; education programs; and recreation and fitness programs.	Planning and design activities are on-going between the City and School District, with oversight by the Education and Youth Services Advisory Committee. Request for proposals for conceptual designs issued October 5, 2007; proposals were due November 13, 2007. Council approved design contract with Field Paoli on April 15, 2008. Planning Commission study session on master plan held May 28, 2009. Environmental review and planning approvals by Planning Commission and City Council anticipated in 2009-10.	Education and Youth Services Advisory Committee Melinda Chinn (510) 596-4314
HSP Parking Structure 6050 Hollis Street UP08-03, DR08-07	New 4-level 553-stall parking structure on existing office building surface parking lot located adjacent to Community Garden at northwest corner of 59 th and Doyle Streets.	Planning application submitted March 14, 2008. Development Coordinating Committee reviewed on April 9, 2008 and identified a number of problems. Neighborhood meeting with Community Garden members held May 13, 2008. Community meeting held October 20, 2008. Planning Commission study session held October 23, 2008.	Philip Banta Architect (510) 654-3255